

## 1.100 Parking Lot Design Standards

### A. Space Size

The following minimum standards shall apply to the width and length of parking spaces.

Type	Width	Length
Standard parking space	9 feet	18 feet *
Parallel parking space	8 feet	22 feet *

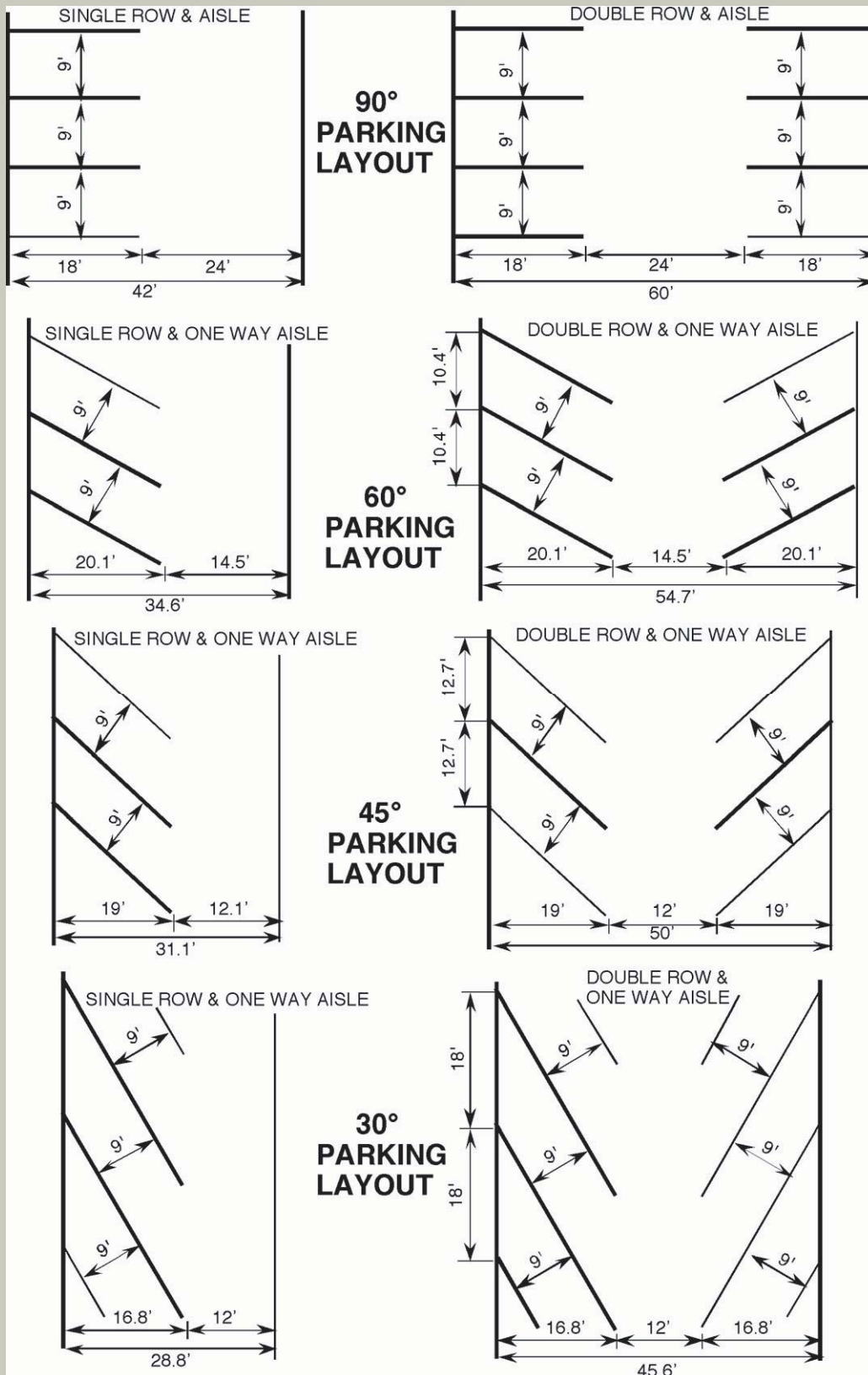
\* Parking spaces adjacent to landscape areas may project into the landscape area and be reduced to 16 feet in length when separated from the landscape area by curbing or approved wheel stops.

### B. Angle Parking Size

The standards for the minimum width of parking spaces plus the aisle are shown in the following table. These standards apply to a single row of head-in parking or two rows of head-in parking sharing an aisle. See the illustrations on the following page.

Angle	Width: 1 Row Sharing Aisle	Width: 2 Rows Sharing Aisle
90 degree angle parking	42.0 feet	60.0 feet
60 degree angle parking	34.6 feet	54.7 feet
45 degree angle parking	31.1 feet	50.0 feet
30 degree angle parking	28.8 feet	45.6 feet

## Parking Lot Layout Dimensions



**C. Driveways**

1. When driveways are less than 20 feet in width, marked separate entrances and exits shall be provided so that traffic shall flow in one direction only.
2. Entrances and exits to an alley may be provided if prior approval is obtained in writing from the Transportation and Public Works Department.
3. The location of ingress and egress driveways shall be subject to approval of the City Traffic Engineer under curb cut or laid down curb permit procedures.
4. Except for Unified Residential development in accordance with Section 6.506, driveways designated as fire lanes shall meet the standards of the Fire Code.

**D. Maneuvering Space**

1. Maneuvering space shall be located completely off the right-of-way of a public street, place or court, except for on-street parking approved by the Traffic Engineer.
2. Parking areas that would require the use of public right-of-way for maneuvering shall not be acceptable as required off-street parking spaces other than for one- and two-family dwellings, except for on-street parking approved by the Traffic Engineer.

**E. Parking Surface**

Drives and parking spaces, except for one- and two-family dwellings, must be hard-surfaced and dust free, except in instances where the adjacent street is unpaved, in which case the drives and parking spaces shall be hard-surfaced within one year after all adjacent streets are paved.

**F. Off-Site Auxiliary Parking**

N/A

**G. Accessible Parking**

1. **Number of Spaces Required.** When parking lots or garage facilities are provided, either in accordance with parking requirements or voluntarily, accessible parking spaces shall be provided according to the table below, except for the following uses:
  - a. For general and long term hospitals, nursing and care homes, and philanthropic medical care uses, any of which specializes in the treatment of persons with mobility impairments, 20 percent of the parking spaces provided shall be accessible.
  - b. For offices, professional and commercial uses, eleemosynary institutions, and doctors' clinics, any of which provides outpatient medical care, ten percent of the parking spaces provided shall be accessible.
  - c. For multifamily dwellings and apartment hotels containing accessible or adaptable dwelling units as specified by the Building Code, two percent of the parking spaces shall be accessible. Where parking for such uses is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

Total Parking Spaces in Lot or Garage	Minimum Required Accessible Spaces*
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8*
401-500	9*
501-1,000	2% of total spaces*
Over 1,000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000*

\*One van accessible parking space shall be provided for every 8 accessible parking spaces or fraction thereof.

2. **Variances.** The Board of Adjustment's authority is limited to considering variances from the number of accessible parking spaces and van accessible parking spaces required. Accessible parking spaces, van accessible parking spaces, and passenger loading zones shall be located and installed as specified in the Building Code. Variances, as to these items, must be addressed through the process described in the Building Code.
3. **Restriping Parking Areas.** When parking areas are restriped, the provisions of this Paragraph shall apply. When restriping is done voluntarily to existing parking for the purpose of installing accessible spaces, City staff may allow a reduction in the number of parking spaces required by this Section in accordance with the table below when necessary to provide the accessible spaces. Plans for the restriping must be submitted to the Development Department for review and approval before work begins.

Total Required Parking Spaces	Allowed Reduction Not to Exceed
1 – 50	1 space
51+	2% of total spaces